044.0	0006	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	974,700	/	974,700
USE VALUE:	974,700	/	974,700
ASSESSED:	974,700	/	974,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147	-149	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPAZIAN BRENDA J
Owner 2:	MADDEN MICHAEL P
Owner 3:	
Street 1:	149 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1950, having primarily Aluminum Exterior and 3430 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5428.000	508,400		466,300	974,700
Total Card	0.125	508,400		466,300	974,700
Total Parcel	0.125	508,400		466,300	974,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.17 | /Parcel: 284.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0006-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,400	0	5,428.	466,300	974,700		Year end	12/23/2021
2021	104	FV	484,100	0	5,428.	466,300	950,400		Year End Roll	12/10/2020
2020	104	FV	482,200	0	5,428.	466,300	948,500	948,500	Year End Roll	12/18/2019
2019	104	FV	388,500	0	5,428.	495,400	883,900	883,900	Year End Roll	1/3/2019
2018	104	FV	388,500	0	5,428.	361,400	749,900	749,900	Year End Roll	12/20/2017
2017	104	FV	364,000	0	5,428.	314,700	678,700	678,700	Year End Roll	1/3/2017
2016	104	FV	364,000	0	5,428.	268,100	632,100	632,100	Year End	1/4/2016
2015	104	FV	302,600	0	5,428.	262,300	564,900	564,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLIN BARBARA	1144-34		8/1/1995		233,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1550	Redo Kit	46,180	O				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5428		Sq. Ft.	Site		0	80.	1.07	1									466,274						466,300	

Total AC/HA:	0.12461	Total SF/SM:	5428	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,274	Spl Credit		Total:	466,300

User Acct

31557

GIS Ref

GIS Ref

Insp Date

04/17/18

!3791!

PRINT

Date	Time
12/29/21	23:35:43

LAST REV

Date	Time
10/02/20	08:41:45
danam	

PAT ACCT.: 3791

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	Left Notice	DGM	D Mann
10/2/2020	Permit Visit	DGM	D Mann
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	31557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07510114
Const Adj.:	1.00999999
Adj $ / SQ:	184.595
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690779
Depreciation:	182366
Depreciated Total:	508414

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

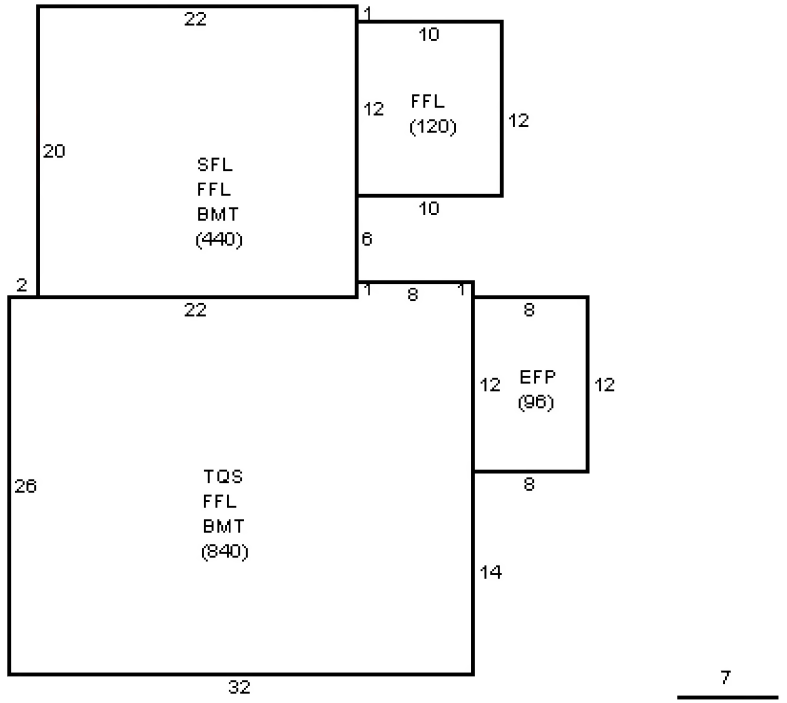
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.59
Special Features:	0	Val/Su Net:	132.19
Final Total:	508400	Val/Su SzAd	205.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,400	184.590	258,433
BMT	Basement	1,280	82.380	105,441
TQS	3/4 Story	630	184.590	116,295
SFL	Second Floor	440	184.590	81,222
EFP	Enclos Porch	96	56.140	5,389

Net Sketched Area:	3,846	Total:	566,780
Size Ad	2470	Gross Area	4056	FinArea	3430
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1988	0.00	T	24.8	104						

PARCEL ID

044.0-0006-0007.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	